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Message Text

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PAGE 01 TOKYO 10483 160618Z

15
ACTION FBO-01

INFO OCT-01 EA-07 ADP-00 L-03 SSO-00 /012 W
---------- 098899
O 160536Z AUG 73
FM AMEMBASSY TOKYO
TO SECSTATE WASHDC IMMEDIATE 6061

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E.O. 11652: N/A
TAGS: ABLD, PINT, JA
SUBJ: CHANCERY LEASE AND NEW OFFICE BUILDING

REF: A. TOKYO 6222
B. STATE 101856
C. TOKYO 6878

1. GOJ WILL WAIVE FEE NORMALLY REQUIRED FOR NEW CONSTRUCTION, BUT HAS REQUESTED EMBASSY PROVIDE BUILDING PLANS (THIS HAS BEEN DONE) AND PAY BACK RENT FROM JANUARY 1, 1968 THRU DEC. 31, 1972.

2. MINISTRY OF FINANCE NOT, RPT NOT, WILLING FIX PRECISE TIME FOR "FREEZING" OF RENT FOR CHANCERY PROPERTY. THEY POINT OUT THAT THEY HAVE MADE NO FIXED TIME WITH OTHER DIPLOMATIC MISSIONS FOR SUCH PAYMENTS, AND REFER AGAIN TO LAW TRANSMITTED WITH OUR A-428. AT SAME TIME, THEY RECOGNIZE U.S. GOVT LEASE WITH GOJ IS "STRONGER" THAN THOSE WITH OTHER EMBASSIES, AND AGREED THAT WE SHOULD HAVE MORE FAVORABLE TREATMENT AS TO LENGTH OF TIME PRESENT RENTAL RATE WILL APPLY. HOWEVER, THEY NOT WILLING AT PRESENT PUT THIS IN WRITING OR TO SPECIFY ANY TIME LIMIT.

3. EMBASSY REALIZES THIS NOT IDEAL SITUATION, BUT WE OF OPINION THAT RENT MUST BE PAID THRU DECEMBER 31, 1972 BEFORE PERMISSION TO BUILD WILL BE GIVEN. AS INDICATED IN REF A, HAD ANTICIPATED THIS MIGHT BE STICKING POINT.

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4.MINISTRY NOT INTERESTED IN SELLING CHANCERY SITE AT THIS

Declassified/Released US Department of State EO Systematic Review 30 JUN 2005

Declassified/Released US Department of State EO Systematic Review 30 JUN 2005

TIME.

ACTION REQUESTED: WHILE WE WILL CONTINUE TO PRESS GOJ TO PRO-
VIDE A DEFINITE TIME COMMITMENT FOR CHANCERY LEAVE, TIME IS
OF THE ESSENCE INSOFAR AS CONSTRUCTION CONTRACT IS CONCERNED.
ACCORDINGLY, WE REQUEST THAT THE DEPARTMENT AUTHORIZE PAYMENT
OF RENT FROM JANUARY 1, 1968 THRU DECEMBER 31, 1972 FOR THE
CHANCERY SITE. THIS AMOUNTS TO YEN 3,155,000 OR $8,634.85 AT
TODAY'S RATE OF 265.38.
SHOESMITH

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NNN

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Message Attributes

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Draft Date: 16 AUG 1973
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: elyme
Disposition Case Number: n/a
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Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
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Executive Order: N/A
Errors: N/A
Film Number: n/a
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Status: NATIVE
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